

# RIGHT TO LEASE

The proposed Right To Lease Ordinance will require landlords to offer a 1 year initial lease agreement for rent to all tenants, along with a tenant option to renew for a second year. This requirement will apply to all residential units in apartment buildings of five units or more. The initial lease agreement must be a 1 year (12 months) lease term, with a tenant option to renew for the second year term (by no later than Month 11 of Year 1).

If the second year is accepted by the tenant, then the landlord will be required to submit additional lease terms, in 1 year increments, at specified times (Month 8), for each subsequent year.

**A COPY OF THE PROPOSED ORDINANCE CAN BE VIEWED AT: [www.glendaleca.gov/righttolease](http://www.glendaleca.gov/righttolease)**

This proposed ordinance is designed to provide tenants with some assurance of stability under the terms of a written lease so as to minimize displacement and harm to tenants in a volatile rental housing market, without dictating the amount of rent or increases, on landlords.

Please see example below:

## YEAR 1 \*

MONTH:



New Lease begins  
with YEAR 1 rent.

Tenant must exercise YEAR 2  
Option no later than 30 days  
prior to expiration of YEAR 1.

## YEAR 2 OPTION

MONTH:



YEAR 2 Option  
rent begins.

Landlord must present to tenant  
YEAR 3 Option no later than 120  
days prior to expiration of YEAR 2.

Tenant must exercise YEAR 3  
Option NO later than 60 days  
after offer from landlord.

YEAR 2 model  
continued every  
year in one  
year  
increments

\*YEAR 1 and YEAR 2 Option: Rents are required to be defined in original lease.

YEAR 3 and after: Rental rate presented in renewal offered 120 days prior to expiration of previous year.